

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – July 09, 2008**  
**Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2<sup>nd</sup> Floor)**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by Commissioner Daniel Payne at 5:11 p.m.

**Commissioners**

Present: Vacant, CHAIR  
Vacant, VICE-CHAIR  
Daniel Payne, Commissioner  
Armando Rodriguez, Commissioner  
Wayne Jones, Commissioner  
Rogenia Cox, Commissioner

**Staff**

Present: Claudia Cazares, Interim Manager  
Housing and Community Development  
Keith Berghold, Assistant Director  
Planning and Development Department  
Erica Castaneda, Acting Recording Secretary

**B. COMMUNICATIONS**

None.

**C. APPROVAL OF MINUTES**

Minutes of June 25, 2008 were approved as presented.

**D. GENERAL ADMINISTRATION**

**1. NOMINATION AND SELECTION OF NOMINEES TO FILL VACANT COMMISSION CHAIR AND VICE CHAIR POSITIONS**

Commissioner Payne opened nominations for Chair.

Commissioner Rodriguez nominated Commissioner Daniel Payne for Chair.

Ayes: Cox, Rodriguez, Payne and Jones  
Noes: None  
Abstain: None

Commissioner Payne opened nominations for Vice-Chair

Commissioner Rodriguez nominated Commissioner Rogenia Cox for Vice-Chair.

Ayes: Cox, Rodriguez, Payne and Jones  
Noes: None  
Abstain: None

**2. RECOMMEND APPROVAL OF A HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM AGREEMENT IN THE AMOUNT OF \$2,100,000 TO BASTIAN COURT, LP FOR THE BASTIAN COURT AFFORDABLE MULTI-FAMILY DEVELOPMENT**

Claudia Cazares, Housing & Community Development Division, provided the report to commissioners. Staff recommends that the Housing and Community Development Commission recommend to City Council approval of a HOME funding agreement in the amount of \$2,100,000 to Bastian Court LP for the construction of the 61 unit mixed-used Bastian Court affordable multi-family development, located in downtown Fresno on the northwest corner of Stanislaus and L Streets. Staff will return to HCDC and Council in the next two fiscal years for approval of an additional \$1,950,000 in HOME program funds. The HOME program loan will carry a

55 year affordability period with the principal and interest payable from residual receipts from the project's net operating income. Commissioners had questions and discussion followed. Myron F. Smith, Bastian Court LP, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of item D2 by Commissioner Rodriguez  
Second: Commissioner Cox seconded the motion.  
Ayes: Cox, Rodriguez, Payne, Jones  
Noes: None  
Abstain: None

**3. CONSIDER RECOMMENDING THAT THE AGENCY APPROVE THE SELECTION OF AMCAL HOUSING AS THE DEVELOPMENT TEAM FOR THE ELM CROSSING AFFORDABLE HOUSING PROJECT AND DIRECT STAFF TO NEGOTIATE AND ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE SELECTED DEVELOPER**

Chad Wakefield, Redevelopment Agency, provided the report to commissioners. Agency Board recommends approval of the selection of AMCAL Multi-Housing as the development team for the Elm Crossing Affordable Housing Project and direct staff to negotiate and enter into an exclusive negotiation agreement with the selected developer. A selection committee convened to receive presentations from five firms on June 19, 2008. Through an in depth process the committee selected AMCAL Multi-Housing. AMCAL has proposed Summer Hill, a 52 unit family affordable housing community with two district villages; a 22 unit family village at B and San Benito and a 30 unit village at Elm & Geneva. AMCAL was ranked number one by the committee for their overall mission, vision, design and financial strength. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D3 by Commissioner Jones  
Second: Commissioner Cox seconded the motion.  
Ayes: Cox, Rodriguez, Payne, Jones  
Noes: None  
Abstain: None

**4. RECOMMEND THAT THE AGENCY BOARD APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH PRECISION CIVIL ENGINEERING FOR THE PREPARATION OF ALL NECESSARY CONSTRUCTION PLANS AND SPECIFICATIONS FOR THE RECONSTRUCTION OF MCKINLEY AVENUE BETWEEN FWY 99 AND MARKS AVENUE; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT**

Art Wahlenmaier, Redevelopment Agency provided the report to commissioners. Staff recommends the Agency Board approve a professional services agreement with Precision Civil Engineering in the amount of \$79,980 for the preparation of all necessary constructions plans and specifications for the reconstruction of McKinley Avenue between FWY 99 and Marks Avenue; and authorize the Executive Director to execute the agreement. Precision Civil Engineering responded with a qualified proposal and the lowest cost. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Payne  
Second: Commissioner Jones seconded motion.  
Ayes: Cox, Rodriguez, Payne, Jones  
Noes: None  
Abstain: None

**E. INFORMATIONAL REPORTS**

None

**F. COMMISSIONERS' ITEMS**

Commissioner Rodriguez asked what the status on parking permits was. Keith Bergthold indicated that meter cards will be issued to commissioners.

Chair Payne acknowledged former Commissioner Blanche Milhahn and Jess Negrete for attending the meeting.

**G. UNSCHEDULED ORAL COMMUNICATIONS**

Claudia Cazares informed commissioners that Housing Staff members will rotate HCDC responsibilities until a staff member fills the position permanently.

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **July 23, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:38 p.m.

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Attest: Daniel Payne, CHAIR

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Attest: Claudia Cazares, Interim Manager  
Housing and Community Development